



Approved Conditions for Special Development Permit Number 2002-0297 located at 1698 Wolfe Road per Planning Commission on June 24, 2002.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions, the Permittee expressly accepts and agrees to comply with the following Conditions of Approval for this Permit.

1. Execute a Special Development Permit document prior to issuance of the building permit.
2. If not exercised, this Special Development Permit shall expire two years after the date of approval by the final review authority.
3. Comply with all applicable conditions of Special Development Permit #2000-0126.
4. As required by code, the proposed uses shall comply with the requirements of the Noise Ordinance.
5. This Special Development Permit is valid only in accordance with the approved plans allowing general and medical/dental office use. Any major use, site or architectural modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing before the Planning Commission. Minor changes of the approved plans may be approved by the Director of Community Development.
6. The lobby area shall not be reduced in size through any future site improvements unless approved at a public hearing before the Planning Commission.
7. Prior to occupancy, modify the site plan in order to provide three additional parking spaces as demonstrated in Attachment 4 with the following modification: the compact space at the northeast corner of the building shall be adjusted to fit in with the row of adjacent parking spaces.
8. Prior to occupancy, modify the site plan in order to maximize the amount of standard spaces provided on-site where possible. Specifically, two compact spaces along the north property line shall be converted to standard spaces by utilizing the extra 3 feet of space within this row of parking.
9. Prior to occupancy, modify the landscape plan in order to provide additional screening vegetation along the east property line and consider large specie trees where feasible. This modified landscape plan is subject to review and approval by the City Arborist or the Director of Community Development and allow an opportunity for the neighborhood to review the plan.
10. The specific deviations allowed with this Special Development Permit are a total parking count of 41 spaces where 42 spaces are required and the provision of compact spaces with a medical/dental office use where no compact spaces are permitted with this use.



**Approved Conditions for Special Development Permit 2000-0126
per Planning Commission Public Hearing of May 22, 2000**

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Conditions of Approval - Special Development Permit

Planning Division

1. The conditions of approval shall be reproduced on one page of the plans submitted for a building permit for this project.
2. Execute a Special Development Permit document prior to issuance of a Building Permit.
3. This Special Development Permit is valid only in accordance with the approved plans allowing an 8,320 square foot office apportioned as follows: medical/dental office may be no larger than 1,200 square feet and; general office and common lobby space may be located in the remaining 7,120 square feet. Any major use, site or architectural modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing before the Planning Commission. Minor changes of the approved plans may be approved by the Director of Community Development.
4. Deviations from the required front yard building setback along South Wolfe Road as required in the C-1/PD Zoning District are permitted as follows:
 - a. The building shall be permitted to be located up to 16 feet 11 inches from the front property line along South Wolfe Road where 70 feet is normally required.
5. All existing and proposed overhead utility lines and service drops shall be undergrounded prior to occupancy.
 - a. A copy of an agreement with PG&E for undergrounding of all existing overhead utilities which are on site and/or adjacent to the site shall be provided to the Director of Community Development or an order of magnitude prepared by PG&E accompanied by a deposit in an amount sufficient to cover

- b. The cost of undergrounding shall be made with the City prior to issuance of a Building Permit.
6. The landscape and irrigation plans shall be submitted to the Director of Community Development for approval prior to issuance of a Building Permit. Landscaping shall be planted and the irrigation system installed prior to occupancy. The landscape plan shall include the following elements:
- a. Installation of street trees, the species and quantity to be determined by the City Arborist.
 - b. Trees located within 10 feet of any public sidewalk or other pavement, shall require installation of root barriers.
 - c. A variety of trees no smaller than 15 gallon and 24 inch box is size shall be located in all of the landscape planters.
 - d. Vines shall be planted along the walls of the trash enclosure in order to provide screening from view of the street and adjacent properties. Additional screening material such as shrubs and or trees shall also be included in the landscape planters adjacent to the trash enclosure.
 - e. The existing trees in the landscape planter along the east property line shall be preserved. A tree protection and maintenance plan (in accordance with the Bartlett Tree Experts Arborist's report on file) shall be submitted for review and approval prior to any grading or construction activity.
 - f. The existing landscape planter along the east property line that includes the existing trees to be preserved, shall be augmented with additional landscaping such as additional trees where necessary to provide for full screening, shrubs and ground cover.
 - g. Ground cover shall be planted so as to ensure full coverage 18 months after installation.
 - h. The frontage landscape planters adjacent to Wolfe and Homestead Roads shall include a minimum of no less than 36-inch box sized trees (in addition to required street trees). The trees selected shall be of a type that will grow and can be maintained in a manner that will not block visibility of the building frontage.
7. Pursuant to VTA bicycle standards, a minimum of three bicycle parking spaces shall be located on-site. One of the three spaces shall be protected and covered space. The location and specifications of the spaces shall be submitted for review and approval by the Director of Community Development prior to the issuance of a Building Permit.
8. The existing wall shall be increased to a uniform six feet in height as measured from the elevation of the subject property or a height determined appropriate by the Director of Community Development. The final wall design and use of materials shall result in a wall with an attractive and uniform

appearance. The City approval of the height and design of the wall shall include input from the applicant as well as the adjacent residential property owners and homeowners association.

9. Submit an exterior lighting plan for the parking lot and building façade mounted fixtures, including fixture and pole designs, for approval by the Director of Community Development prior to issuance of a Building Permit. Driveway, parking area and building lighting shall be designed so as to minimize as much as possible any impact on the adjacent residential townhome development to the east. No wall mounted fixtures that include a light source that shines directly outward (especially toward the residential development) shall be permitted on the exterior of the building. Driveway and parking area lighting shall include the following:
 - a. Sodium vapor (or illumination with an equivalent energy savings).
 - b. Provide photo cells for on/off control of all security and area lights.
 - c. All exterior security lights shall be equipped with vandal-resistant covers.
 - d. Pole heights shall be no higher than 14 feet.
10. Provide a trash enclosure that is a minimum of 6 feet in height and is enclosed on all four sides and of a design to be architecturally compatible with the building. The plans shall be approved by the Director of Community Development prior to issuance of a Building Permit. Install enclosure prior to occupancy.
11. Submit a decorative paving plan for the driveways and on-site walkways for review and approval by the Director of Community Development prior to the issuance of a Building Permit. The design shall incorporate such elements as, but not limited to, colored concrete, decorative paving, etc in a variety of designs and patterns.
12. All exterior colors and materials shall be subject to final review by the Director of Community Development.
 - a. All exterior architectural details that are included in the plans reviewed by the Planning Commission shall be included in the final building plans such as, but not limited to, rock siding, wood trellises, exposed wood rafters, window trim, tile roofing material, clear or light colored window and door glass and decorative parking lot and walkway paving.
13. All mechanical equipment shall be screened from view.
14. Dedicate additional 9.5 feet of right-of-way along a portion of the Wolfe Road frontage for purposes of providing a bus duck-out, bus shelter, sidewalks and landscaping.

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15. Construct the bus duck-out, bus shelter, curbs, gutters, sidewalks, streets, utilities, traffic control signs, electroliers (underground wiring) shall be designed, constructed and/or installed in accordance with City standards prior to occupancy. Plans shall be approved by the Director of Public Works.
16. Improve the existing driveway on the north side of the site on Wolfe Road to comply with City specifications.
17. Construct all public improvements prior to occupancy.
18. Dedicate 10-foot public utility easements at lot frontages as required by the utility companies.